



City of Columbus
Mayor Michael B. Coleman

Department of Development
Boyce Safford III, Director

MEMORANDUM

DATE: May 6, 2010
TO: Hilltop Plan Amendment Working Committee
FROM: Christine Palmer, Senior Planner
RE: Greater Hilltop Plan Amendment Open House Public Input

Greater Hilltop Plan Amendment Open House Public Input

The following are the comments received on the DRAFT Plan Amendment with corresponding comments from Planning Staff.

DRAFT Rating			DRAFT Plan Comments	Planning Staff Comments
Good	Acceptable	I/We Have Concerns		
X			<p>Thank you for all that has been accomplished to date on the Greater Hilltop Plan.</p> <p>Renewable Concepts & Design supports all the recommendations.</p> <p>We would like to emphasize:</p> <ol style="list-style-type: none">1. New construction and street plans incorporating LEEDs components2. New multifamily development incorporate solar pv and/or small wind to power common lighting3. New multifamily complexes consider incorporating solar thermal and/or geothermal for commons heat needs, including shared laundry services and common buildings.4. All street, parking and common lighting be high efficiency LED or Plasma Induction5. Consideration of the Greater Hilltop support a Special Energy Improvement District status which would allow property owners (residential and commercial) to implement renewable energy and/or energy efficiency measures through long-term financing and bonding.	<p>The Plan includes recommendations that future development utilize Leadership in Energy and Environmental Design (LEED) and Low Impact Design (LID) techniques. Item #5 is out of the scope of the plan.</p>
	X	X	<p>My concern is the emphasis on med-high density residential use. The issue I have is the need to deal with the properties we have here. Most of which are historical buildings falling apart. Buildings new housing is going to deflect attention from extremely affordable housing that needs TLC. We should be very cautious about building everything that diminishes rather than enhances the housing stock.</p>	<p>The majority of the residential in the north portion of the planning area is recommended at Medium Density residential – which reflects the existing density. Med-High density is in small pockets of areas where there is already higher density apartment development. The higher residential density along Broad and Sullivant is appropriate for the nature of the corridor and would provide a newer apartment/condo product that is not currently available. The plan does not suggest that new housing be developed, but provides a land use and density recommendation in the case that a private</p>

				developer/property owner develops new housing.
	X		<p>W Broad & Powell depends on a committed developer and is less likely to occur until the existing urban business district is revitalized. "Broad & Sullivant" are listed as "Identified Priorities" and are much, much too general of an area. Select a couple of blocks on each and focus energy there. Just a few significant improvements would have a huge impact.</p> <p>I say this as I experienced cyclist: no bike lanes. Riding in the center of the right hand lane is the safest way to bike; bike lanes or not. Drivers have killed/injured cyclists taking right turns through bike lanes and a recent study from the UK shows that drivers pass cyclists closer in a bike lane vs. controlling a regular lane.</p> <p>Use Clintonville's business district as a model for Broad in Highland West: include public benches, bike racks, sharrows, and signage for cyclists (better than the vague "Share the Road" signs) along with retiming traffic signals for stop-and-go traffic. Consider adding more traffic signals to mirror those in the Short North with helps provide a pedestrian-friendly environment.</p> <p>A small but consistent presence of bike cops would lend a real sense of security and set an example of proper cycling while getting drivers accustomed to cyclists on the road.</p> <p>The design charrette is very similar and implementation should be sought ASAP where possible probably on the west end near Westgate and make headway east.</p> <p>Focus on a block by block approach to improving residential streets rather than be concerned about new residential development on Broad itself.</p> <p>Implement what residents and businesses want vs. what was drafted without their input. See: bike lanes. This is crucial for neighborhood-city government relations and successful revitalization.</p> <p>Capitalize on the one-of-a-kind attraction that lures visitors to the Hilltop: taco trucks. Collaborate with owners and tacotruckscolumbus.com and install kiosks replacing maps when several move spots.</p>	Transportation comments have been forwarded to the Transportation Division.
			<p>Economic Development in the NCR strip on West Broad needs to be addressed this area need redeveloped to revitalize the Highland West Area of the Hilltop.</p> <p>No Bike lane on West Broad.</p>	Transportation comments have been forwarded to the Transportation Division.
	X		<ol style="list-style-type: none"> 1. No new low income housing projects. There are enough units already that are vacant. 2. More parking on Broad near our 2 parks – Rhodes & Greenwood as a safety buffer for pedestrians. 3. Restore Greenwood Park as an amenity to our residents. 	<p>The Plan cannot dictate the whether or not multifamily is owner or renter occupied.</p> <p>Transportation comments have been forwarded to the Transportation Division.</p> <p>Forwarded Greenwood Park comment to Recreation & Parks.</p>

		X	<p>Due to the extremely high foreclosures and vacant houses and buildings, would building more housing make sense? This is a historically residential area. Increasing multiple family housing often has a negative effect on the neighborhood. They will definitely contribute to the “street life.”</p> <p>Hopefully all of the parking lots that are “shielded” from the street will have security plans in place e.g. lights, camera or they will be dangerous.</p>	The plan does not suggest that new housing be developed, but provides a land use and density recommendation in the case that a private developer/property owner develops new housing.
		X	<p>Nothing in these presentations mentioned anything about bike lanes. Parking needs to be saved on the N. Side of Broad. Compromise!</p> <p>24 acres of N Wheatland Ave should be used as a park.</p>	<p>Transportation comments have been forwarded to the Transportation Division.</p> <p>A portion of the Wheatland Site is planned for open space (5 acres at northern end). The City has worked with the community for several years regarding the prospect of residential uses on the Wheatland site.</p>
		X	<p>Biggest concerns are with how multi-family apartment complexes will be developed. Will there be a required amount of green space needed for new development? Acreage or sq ft requirement?</p>	City code requires that developers develop a portion of green space or pay into an open space fund.
X			<p>Thank you for taking the time and energy to lay out suggestions from your studies and our input to make the Hilltop a prettier place (and perhaps the rest shall follow).</p>	
			<p>24 acres at Wheatland behind Health Center should be left as prairie open green space – park. City owns it and can do this easily. We don’t need more multi housing units, we have too many empty properties now that need attention/rehab.</p>	<p>A portion of the Wheatland Site is planned for open space (5 acres at northern end). The City has worked with the community for several years regarding the prospect of residential uses on the Wheatland site.</p>
	X	X	<p>With the already high renter occupied housing. I’m concerned about the recommendation for multi-family housing on West Broad. If it recommended it should be owner occupied multifamily (condos) which are needed on the W Broad corridor.</p>	The Plan cannot dictate the whether or not multifamily is owner or renter occupied.
		X	<p>The West Broad corridor and greater Hilltop area to the west of Demorest is too industrial and large-scale. The plan recommends continued manufacturing and warehousing, which we do not support. Of particular concern is the need to redevelop and rezone (which may be beyond the scope of this plan) the south east corner of Broad and Wilson. Where a gas plant of some sort sits. This use is inappropriate so close to a residential area. I would also like to see higher density, smaller scale retail west of Demorest - fewer stand along big-box stores with huge empty parking lots in favor of small scale strips that have less of a setback and are perhaps mixed use w/parking in rear.</p> <p>The “regional” mixed use areas should become community or neighborhood mixed use.</p> <p>We would like to see fewer institutional uses as well, unless they are schools – no more Alcohol and Drug and mental health.</p> <p>There should be no warehouse or light industrial anywhere close to residential – all of this should be rezoned. Limit light industrial to north of Broad, west of Wilson.</p> <p>Rezone Lt. Industrial and warehouse along Sullivant and Georgesville to mixed use neighborhood or community.</p>	<p>Plan recommendations emphasize buffering of incompatible uses. Commercial on the western portion of W. Broad is recommended for Regional Mixed Use for the portion closest to I-270 and Community Mixed Use at Wilson Road to transition down in intensity as the commercial gets closer to the residential core of the planning area.</p> <p>Staff recommends revising the Land Use Plan for the southeast corner of Broad and Wilson - to consider community commercial in the event that the industry there ceases in operation and the land use changes.</p>

Planning staff recommends the following changes be incorporated into the Amendment:

Land Use

- Revise Land Use Plan to reflect that 5.5 acres of the north end of the Wheatland site are designated for open space. This area contains sensitive natural features.
- Revise Land Use Plan to consider medical office uses for a portion of the Wheatland site that is adjacent to the Health Center. Based on the uncertainty of the housing market and the compatibility of medical office uses next to the Health Center staff recommends considering medical office uses to provide more flexibility in the land use plan. In addition, a power substation is located to the north of the Health Center, and medical offices would provide a buffer for any residential development that is built. The Land Use Plan will still show high density residential, however an asterisk on the map will note that additional alternatives are recommended in the text of the plan.

Plan Text: The Wheatland site is recommended for medium density residential for the northern portion of the site. Medium-high density residential is recommended for the southern portion. This could include apartment, condos or senior housing. In addition, considering the uncertainty of the housing market, medical offices should also be considered as a compatible use to the adjacent Westside Health Center. Any medical office development would be developed in a sensitive manner to compliment the residential to the west.

- Revise Land Use Plan to consider community commercial at the southeast corner of Wilson and Broad in the event that the industry there ceases in operation and the land use changes.

Plan Text; Community scaled commercial is recommended for the southeast corner of Wilson Road and West Broad Street. The plan recognizes the existing industrial use, but recommends community commercial in the case the site is redeveloped in the future.